

WOODLANDS

Medical Office

4342 WOODLANDS BLVD | CASTLE ROCK, COLORADO



CLASS A MEDICAL OFFICE
LEASE AND OWNERSHIP OPPORTUNITIES AVAILABLE

PREMIER OPPORTUNITY

4342 Woodlands Blvd is located in the heart of Castle Rock, Colorado. Local ownership is under development of the 1.085 acre site for a 14,000 SF Class A medical office building and is offering lease and/or ownership opportunities for tenants. 4342 Woodlands Blvd is located off Founders Parkway, a heavily trafficked retail and office corridor in northern Castle Rock.

The population of Castle Rock has bloomed to over 82,000 residents with major master planned communities like The Meadows, The Canyons, Crystal Valley, and Terrain - Castle Rock has become the example for smart development and has attracted a large well-educated affluent population.

4342 Woodlands Blvd is one of the few sites left in north Castle Rock ideal for a medical office user; with it's close proximity to a growing residential population and the recently expanded Castle Rock Adventist Hospital.



1.085 ACRES

SITE SIZE



14,027 RSF

PROPOSED BUILDING SIZE



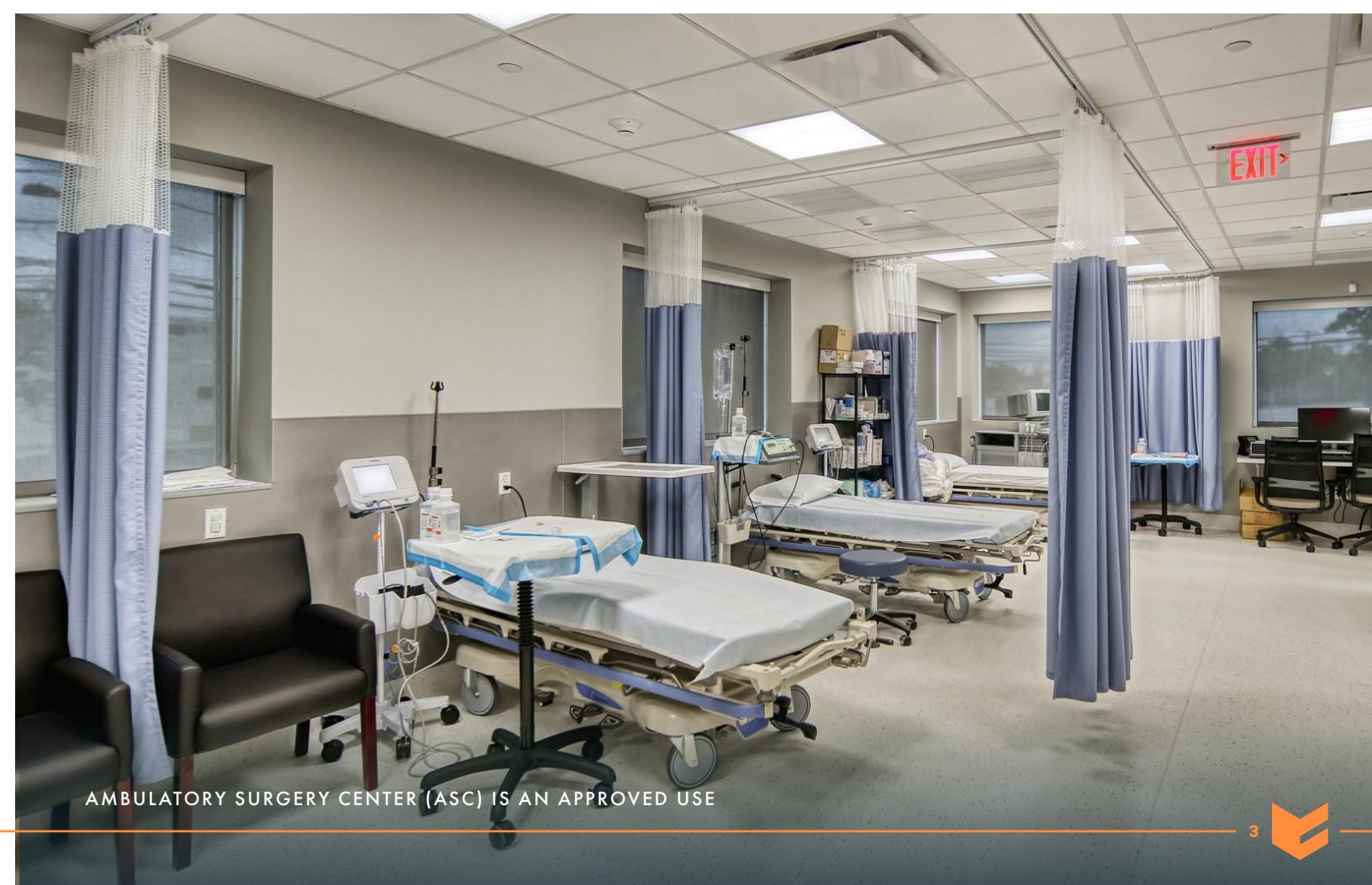
2,068 RSF - 14,027 RSF

PROPOSED DEMISING OPTIONS



**2025
GROUNDBREAKING**

YEAR BUILT



AMBULATORY SURGERY CENTER (ASC) IS AN APPROVED USE

CASTLE ROCK GROWTH

TO DENVER

THE MEADOWS

10,644 HOMES - UNDER DEVELOPMENT

MAHER RANCH

2,409 HOMES - UNDER DEVELOPMENT

DEMOGRAPHIC HIGHLIGHTS

AVG. HOUSEHOLD INCOME:
\$155,711

POPULATION:
90,034

2010-2023 POPULATION GROWTH:
4.2%

HOUSEHOLDS:
\$34,701

2010-2023 HOUSEHOLD GROWTH:
4.7%

MEDIAN HOME VALUE:
\$500,424

RED HAWK
926 HOMES

TO COLORADO SPRINGS

Source: Costar

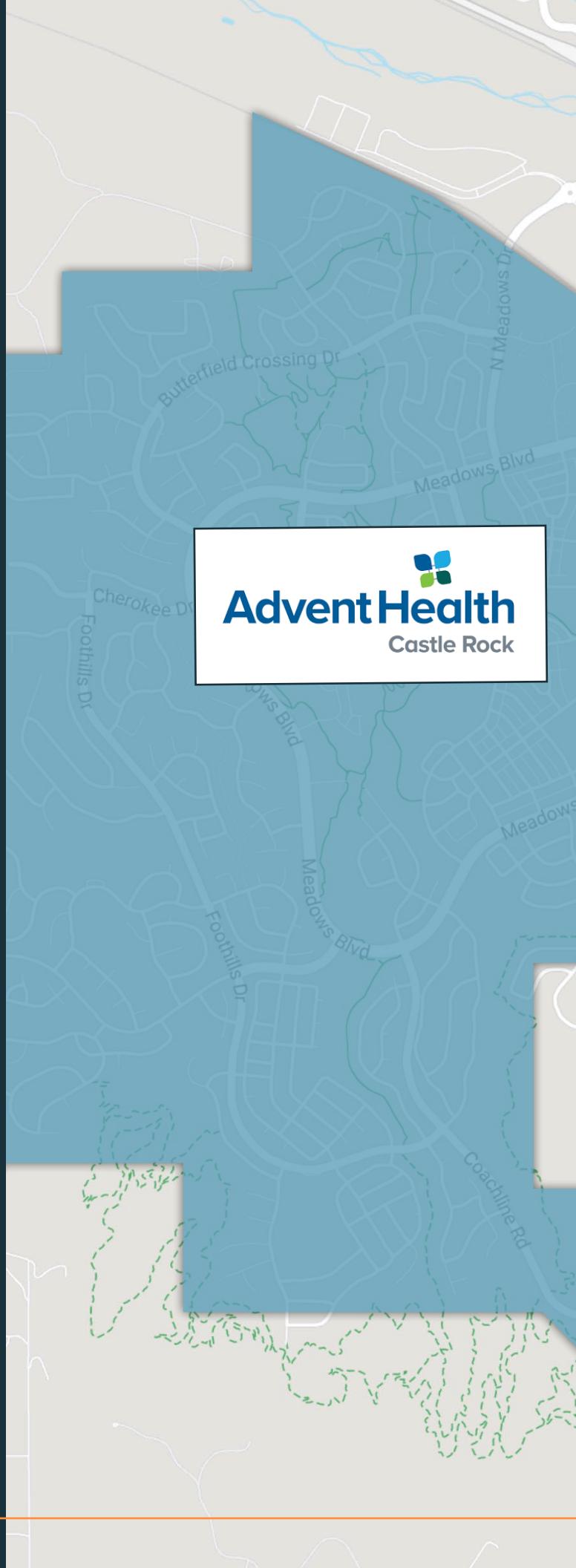


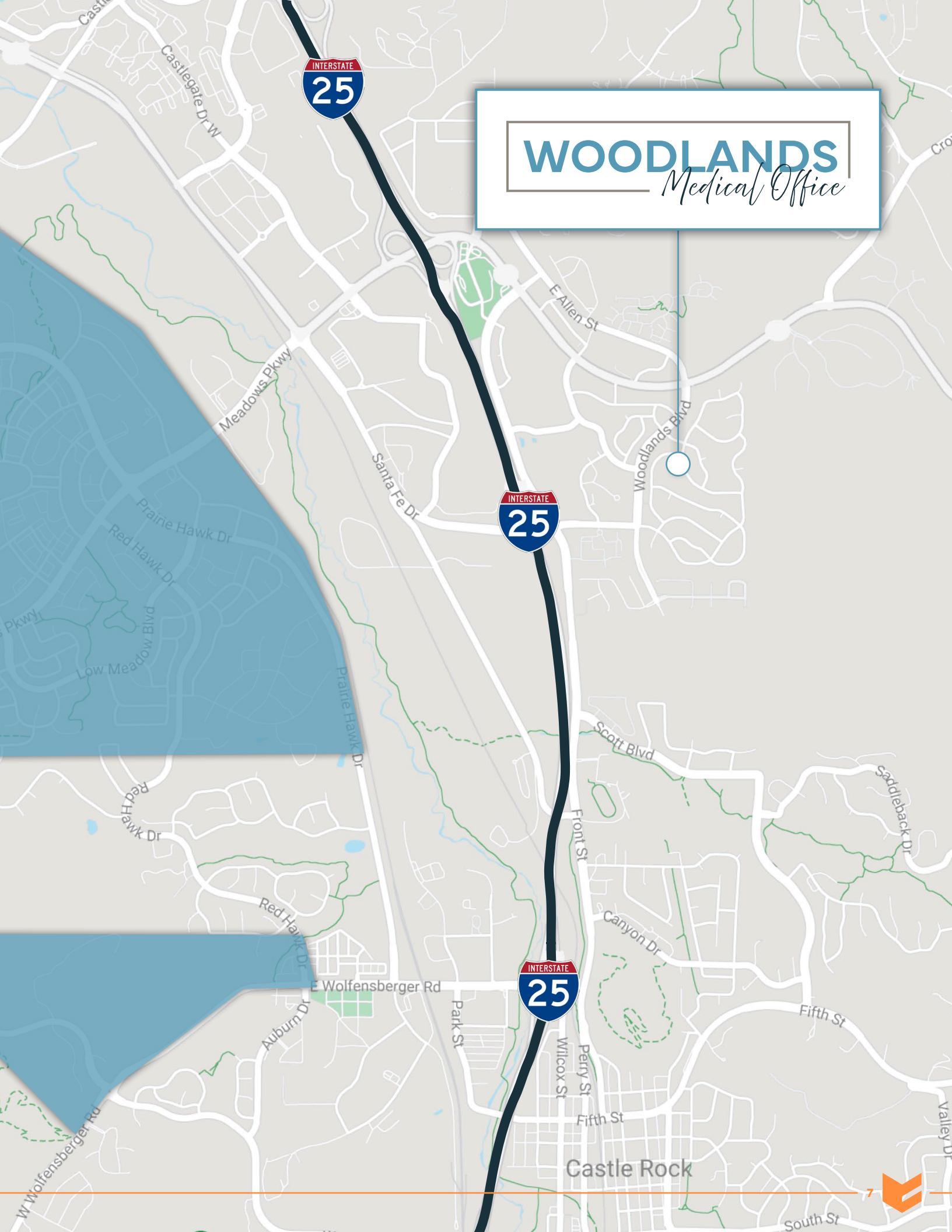
BARRIER OF ENTRY

MEDICAL DEED RESTRICTION

Due to the development of the hospital (Advent Health Castle Rock), a deed restriction was placed over the vast majority of The Meadows Development resulting in a prohibition of the following uses:

- » Ambulatory Surgical Center (ASC)
- » In-Office Surgical Facility
- » Medical Imaging
- » Medical Lab
- » Birthing and Delivery Services
- » Cardiac Catheterization
- » Laboratory Services
- » Radiation Therapy
- » Urgent Care Medical Services
- » Emergency Care Medical Services
- » Any Medical Services that may not only be provided by a Medical Facility licensed to allow Patient stays of longer than 23 hours



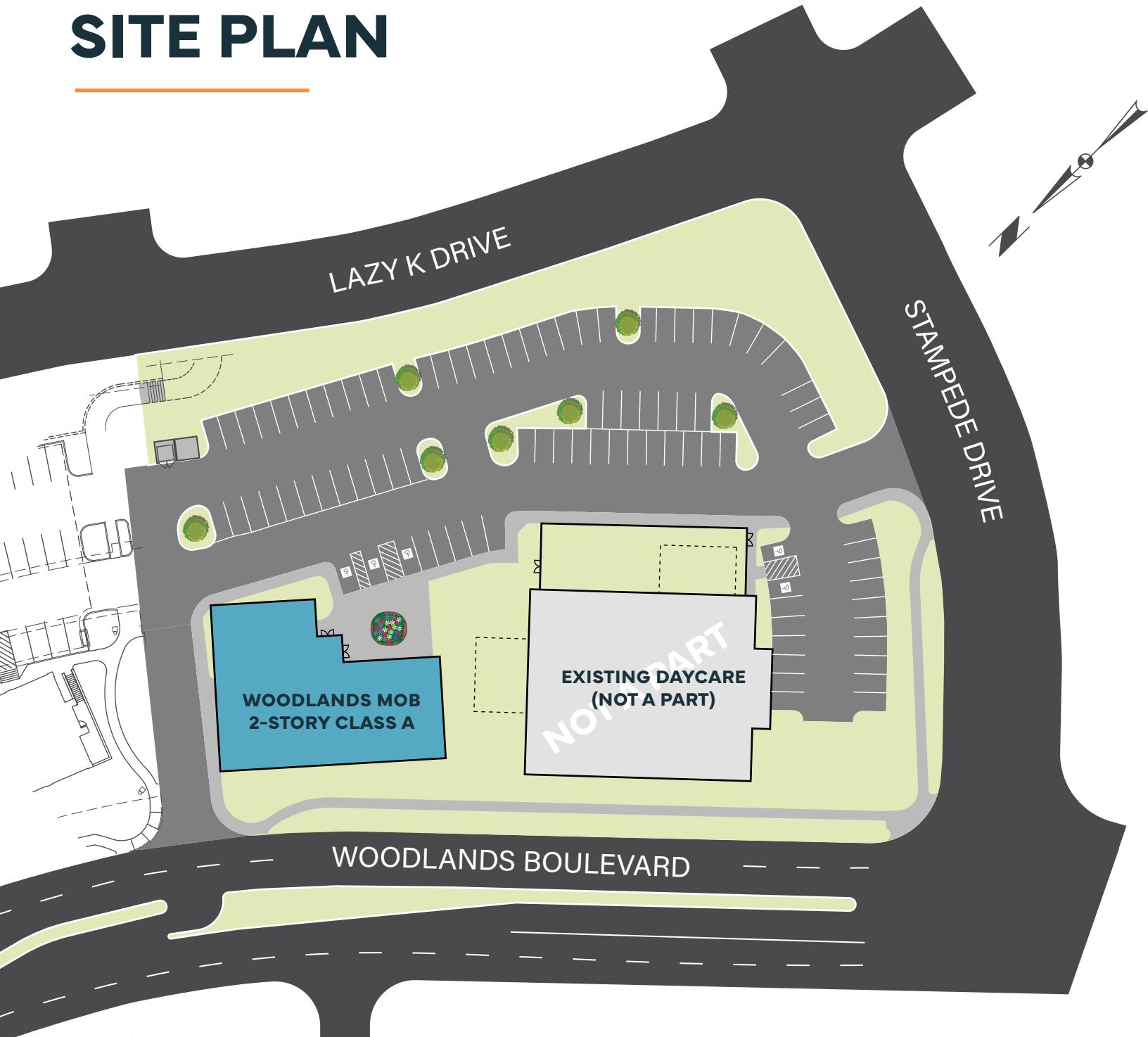


WOODLANDS

Medical Office



SITE PLAN



APPROXIMATELY
7,000 RSF
AVAILABLE PER FLOOR

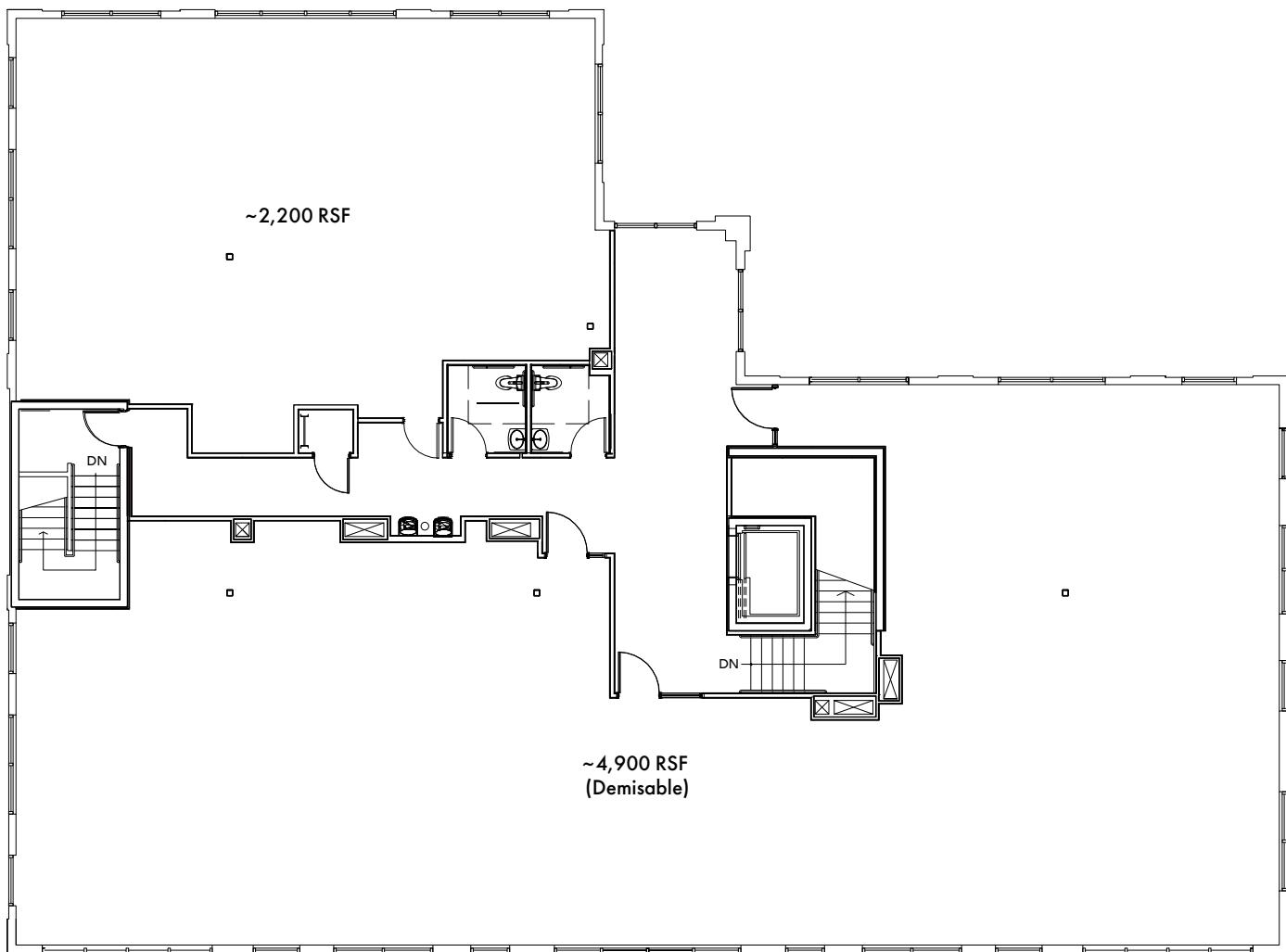
SITE PLAN INCLUDES
LOCATION FOR
**BACKUP
GENERATOR**

**55 PARKING
SPACES**
ALLOWS FOR 5:1,000 USF
PARKING RATIO



FLOOR PLAN

TYPICAL FIRST AND SECOND FLOOR DEMISING PLANS



Subject to Change"

ALLOWABLE MEDICAL USES

- » Medical Office
- » Dental Clinic
- » Surgery Center
- » Pharmacy
- » Laboratory
- » Medical Clinic

NOTE: 24-Hour Operations are Permitted for emergency medical/dental clinics





QUIVER
INVESTMENTS

WOODLANDS

Medical Office



WOODLANDS

Medical Office

4342 WOODLANDS BLVD | CASTLE ROCK, COLORADO



JOHN WITT

(303) 748-8390

john.witt@quiverinvestments.com

BEN SWANSON

(970) 218-5219

ben.swanson@quiverinvestments.com

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